

Boxborough Board of Appeals
Meeting Minutes
Town Hall
August 19, 2014

Members present: Kristin Hilberg, Michael Toups, Lonnie Weil, and Karen Warner.

Member absent: Tom Gorman.

Also present: Adam Duchesneau, Town Planner.

Michael, acting as Chairman, called the meeting to order at 7:15 pm.

Arthur J. Gutierrez, John A. Cataldo, and William J. Eisen, Trustees of New Blue Hills Saugus Realty Trust, c/o The Gutierrez Company and the Trustees of the Boxborough Land Trust have requested a three year Time Extension for the Residences at Beaver Brook Comprehensive Permit.

Bill Caulder, 6M Development, was present to update the Board on the status of the project. Bill is working with TDI RE Acquisitions LLC to acquire the property and the project from the owners, The Gutierrez Company.

The permitting process has begun. The Conservation Commission has issued an Order of Conditions for drilling two (2) bedrock wells and performance testing. The objective of the wells is to determine the quantity and quality of water available.

The DOT and MEPA permitting has also begun. The current developer believes a one year extension is adequate. The Board discussed the pros and cons of both and decided to limit the extension to one year. Lonnie moved, Karen seconded, and it was unanimously voted to grant the request and extend the permit for one year.

At 7:47 pm Michael opened the W-District hearing for 293 Massachusetts Ave. Lot A. Kelly Brown, applicant, and Bruce Dixon, property owner, presented their plans and the Order of Conditions from the Conservation Commission approving the project. They also need ZBA approval. Upon motion duly made by Kristin and seconded by Lonnie, the Board voted unanimously to close the hearing, approve the request, and issue the decision as drafted.

Upon motion duly made by Kristin and seconded by Lonnie, the Board voted unanimously to approve the minutes of July 15, 2014.

Upon motion duly made by Kristin and seconded by Lonnie, the Board voted unanimously to adjourn the meeting at 8:05 pm.

On behalf of the Zoning Board of Appeals,


Approved